то		G COMMISSIONER OF		CE 81.100 A						
des	The undersign cribed in the	gned legal owner(s) of description and plat att	the property situate in Baltimore Cached hereto and made a part hereof,	ounty and which is hereby petition for a						
Vai	riance from Se	ection 1B02.3.C.1 t	o permit a side street setback	c of 11 ft.						
i	nstead of th	he required 25 ft.								
				/*/* */5						
	••			(
of foll	the Zoning Re lowing reasons	egulations of Baltimore C s: (indicate hardship or	ounty, to the Zoning Law of Baltim practical difficulty)	ore County; 1 the						
-	1.	Present home too	- 	ti v						
	2.	Retired, wish sm	•	1000/10						
	3, 4.		lot we owned for 20 years							
-	5.		s granted, lot is not buildable	نيري - س						
			r .	BES STATES						
	Property is	to be posted and adve	rtised as prescribed by Zoning Regu	lations.						
pet Bal	ition, and fur	ther agree to and are to	bove Variance advertising, posting, et be bound by the zoning regulations e Zoning Law For Baltimore County.	s and restrictions of						
	·		I/We do solemnl under the penalties of are the legal owner which is the subject of	(s) of the property						
Co	ntract Purchas	ser:	Legal Owner(s).	Legal Owner(s).						
	(Type or Print l	 Name)	(Type or Print Name)	· · · · · · · · · · · · · · · · · · ·						
	Signature		Signature	Roma						
	Address		Mary C. Lehman (Type or Print Name)							
1	X	***		2/12/20						
al a	City and State		Signature	•						
13 /41	tor by for Pet	titioner:	5 50 00							
of	you or Print	Name)	3039 Elgounter	200 (57-5) 77 Phone No.						
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	S S S S S S S S S S S S S S S S S S S		Name, address and phone num cract purchaser or representa							
<u>/</u> 4	City and State		Name							
=======================================	torney's Telep	phone No.:	Address	Phone No.						
	-	By The Zoning Commiss	ioner of Baltimore County, this	22nd day						
re ou	Oct quired by the t Baltimore C	tober 1980 Zoning Law of Baltimor ounty, that property be	that the subject matter of this petit e County, in two newspapers of general costed, and that the public hearing be l Room 106, County Office Building i	tion be advertised, as al circulation through- had before the Zoning						
Co	ounty, on the	25th	day ofNovember, 19.80	, at <u>9:45</u> o'clock						
	_AM.		1							
			off Con							
			Zoning Commissioner							

Item #61 (1980-1981) Property Owner: Joseph C. & Mary C. Lehman October 17, 1980

Water and Sanitary Sewer:

There are public 8-inch water mains, and 18-inch and 8-inch public sanitary sewerage in Edgewater and Potomac Avenues, respectively.

Very truly yours,

RAM: EAM: FWR: ss

cc: J. Wimbley

I-SW Key Sheet 5 NE 24 Pos. Sheet NE 2 F Topo 96 Tax Map

•

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 13, 1980

111 W. Chesapeake Ave. Towson, Maryland 21204

Nicholas B. Commodari

Mr. & Mrs. Joseph C. Lehman 8039 Edgewater Avenue Baltimore, Maryland 21237

> RE: Item No. 61 Petitioners - Joseph C. Lehman, et ux

Variance Petition

MEMBERS Dear Mr. & Mrs. Lehman:

Health Department Project Planning

Building Denartment

Board of Education

Industrial

Development

20ning Administration

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to construct a duelling on this lot, this setback variance is required. A similar request was granted for the property immediately to the south of this site as a result of Case #

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Zoning Plans Advisory Committee

Enclosures

NBC:bsc

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

> HARRY J. PISTEL, P. E. DIRECTOR

October 17, 1980

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #61 (1980-1981) Property Owner: Joseph C. & Mary C. Lehman S/W cor. Potomac and Edgewater Avenues Acres: 50 x 100 District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in Connection with the subject item.

This property comprises Lots 324 and 325 of "Chesaco Park Plan 'C'", recorded W.P.C. 3, Folio 111 B.

Edgewater and Potomac Avenues, existing public roads, are proposed to be improved in the future as 30-foot closed section roadways on 50 and 40-foot rights-of-way, respectively. Highway right-of-way widening, including a fillet area for sight distance at the intersection and any revertible easements necessary, will be required in connection with any grading or building permit application.

Development of property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Prains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.



November 5, 1980

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, iviury land 21204

Dear Mr. Hammond:

Comments on Item #61, Zoning Advisory Committee Meeting, October 7, 1980, are as follows:

Property Owner: Joseph C and Mary C. Lehman Location: SW corner Potomas and Edgewater Avenue Acres: 50 X 100 District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site planning factors requiring comment.

Planner III

Current Planning and Development

battimore county department of traffic engineering TOWSON, MARYLAND 21204

STEPHEN E. COLLINS

November 13, 1980

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments on Items 61, 63, 64, and 65 for the Zoning Advisory Committee Meeting

of October 7, 1980.

Very truly yours, Mindulled Herry Engineering Associate II

MSF/hmd

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204 825-7310

PAUL H. REINCKE CHIEF

Love Deb 7 - 1910

Mr. William Hammond Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

Re: Property Owner: Joseph J. & Ramy J. Ishman

Location: Un/Com. loteurs and Lagrantum Linuxue

Item No.:

Zoning Agenda: [2000ing 60 Cot. 7, 4900

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below, marked with an "X", are applicable and required to be corrected or incorporated into the final plans for the property.

() . Fire hydrants for the referencel property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards, as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(---) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: CH 1 1/1/1 40 Noted and Approved: FIRE PREVENTION BUREAU SPECIAL INSPECTION DIVISION

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of December, 19 80, that the herein Petition for Variance(s) to permit a side street setback of eleven feet in lieu of the required twenty-five feet, for the expressed purpose of constructing the Petitioners' residence, in accordance with the site plan marked Petitioners' Exhibit 2, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restric-

The eleven foot setback shall be measured from the proposed five foot widening strip for Edgewater Avenue and not from the property line.

Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

> Zoning Commissioner of Baltimore County

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.

October 21, 1980

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Comments on Item #61 Zoning Advisory Committee Meeting, October 7, 1980

Property Conner: Joseph C & Mary C. Lehman Location: SW corner Potomas and Edgewater Avenue Proposed Zoning: Variance to permit a side yard setback of 16' in lieu of the

District: 15th

The items ::hecked below are applicable:

required 25'.

- X A. All structures shall conform to the Baltimore County Building Code 1978.
- X B. A building/ _____permit shall be required before beginning construction.
- X C. Residential: Three sets of construction drawings are required to file a permit
- application. Architect/Engineer seal is/is not required. D. Commercial: Inree sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot line. A minimum 8" masonry firewall is required if construction
- F. Requested variance conflicts with the Haltimore County Building Code,
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction
- X I. Comments All floor levels shall be kept above an elevations of 10'-0.

NOTE. These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Charles E. Burnham, Chief

RE: Case No. 81-102 A

We, the undersigned, being the owner of the above mentioned property

We hereby relieve our builder, Baltimore County Maryland and you

Very truly yours,

and the applicant for the above referenced building permit, do hereby acknowl-

edge that we are fully aware of your Order being subject to a thirty (30) day

appeal period, but wish to go ahead with the construction of improvements on

from any liability or responsibility in this matter and agree to assume any

the appeal period if an appeal is filed after construction has begun.

and all financial responsibility for any consequences which might arise during

the property prior to the expiration of said appeal period.

Building Permit Application

15 Election District

Mr. William E. Hammond

Towson, Maryland 21204

Room 109, County Office Building

Zoning Commissioner

Dear Mr. Har. mond:

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: October 2, 1980

Mr. William E. Hanmond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: October 7, 1980

RE: Item No: 59, 60, 61, 62, 63, 64, 65 Property Owner: Location: Present Zoning: Proposed Zoning:

> District: No. Acres

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours, Wm, Nick Petrovich, Assistant Department of Planning

WNP/bp

and the second of the second o

O PETITION FOR VARIANCE

15Tl. District

Petition for Variance for side street setback ZONING: Southwest corner of Potomac and Edgewater Avenues LOCATION:

Tuesday, November 25, 1980 at 9:45 A.M. DATE & TIME:

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side street setback of 11 feet in lieu of the required 25 feet

The Zoning Regulation to be excepted as follows:

Section 1B02.3.C.1 - side street setbacks

All that parcel of land in the Fifteenth District of Baltirore County

Being the property of Joseph C. Lehman, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, November 25, 1980 at 9:45 A.M.
Public Hearing: Room 106. County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

> BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204 DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE & COUNTY HEALTH OFFICER

November 25, 1980

Mr. William R. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #61, Zoning Advisory Committee Meeting of October 7, 1980, are as follows:

> Property Owner: Joseph C. & Mary C. Lehman SW/Cor. Potomas and Edgewater Avenue Location: Existing Zoning: D.R. 5.5

Proposed Zoning: Variance to permit a side yard setback of 16' in lieu of the required 25'. 50 X 100

District:

Metropolitan water and sewer are available.

IJF/mw

RE: PETITION FOR VARIANGE SW corner of Potomuc and Edgewater Aves., 15th District BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 81-102-A

JOSEPH C. LEHMAN, et ux,

ORDER TO ENTER APPEARANCE

::::::

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204

I HEREBY CERTIFY that on this 19th day of November, 1980, a copy of the aforegoing Order was mailed to Mr. and Mrs. Joseph C. Lehman, 8039 Edgewater Avenue, Baltimore, Maryland 21237, Petitioners.

494-2188

ZONING DESCRIPTION

Being known as the southwest corner of Potonae and Edgewater Avenues, as recorded in the land records of Balto. Co. in plat 3 folio 111B, plat of Chesaco Park, plan C, lots 324 and 325. Otherwise known as 201 Potonac Avenue. Its the 13th Llegtion District.

BALLIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond November 5, 1980 Zoning Commissioner Norman E. Gerber, Director Office of Planning and Zoning

Petition for Variance for side street setback

Petitioner-Joseph C. Lehman, et ux

Southwest corner of Potomac and Edgewater Avenues

Petition No. 81-102=A Item 61

Fifteenth District

HEARING: Tuesday, November 25, 1980

Lt, 4324+#325 Patmar ave

1 200

Rear

There are no comprehensive planning factors requiring comment on this petition.

Office of Planning and Zoning

D the O Electre O water Samon

ground

NEG:JGH:ab

County

December 3, 1980

Mr. & Mr., Joseph C. Lehman 8039 Edgewater Avenue Baltimore, Maryland 21237

> RE: Petition for Variance SW/corner of Potomac and Edgewater Avenues - 15th Election District Joseph C. Lehman, et ux -Petitioners NO. 81-102-A (Item No. 61)

Dear Mr. & Mrs. Lehman:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire People's Counsel

Mr. & Mrs. Joseph C. Lehman 8039 Edgewater Avenue Baltimore, Maryland 21237

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Vous Detitio	on has been received	l and accepted for fili	ing this	22nd	_ day
October	, 19 80.	/,			
		-4		X	

Zoning Commissioner

Petitioner Joseph C. Lehman, et ux Petitioner's Attorney

Nicholas B. Com Chairman, Zoning Advisory Commit

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received this 24 Filing Fee \$ 75.00 ___ Check

William E. Hammond, Zoning Comm Joseph C. Lehman Submitted by Joseph C. Let Reviewed by UCN

*This is not to be interpreted as acceptance of the Petition for assignment hearing date.

October 28, 1980

Mr. & Mrs. Joseph C. Lehman 8039 Edgewater Avenue Baltimore, Maryland 21237

OTICE OF HEARING

RE: Petition for Variance - SW/C of Potomas and Edgewater Avenues - Case No. 81-102-A

9:45 A.M. Tuesday, November 25, 1980 PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W CHESAPEAKE AVENUE,

TOWSON, MARYLALID

BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

___No

Nevember 13, 1980

Mr. & Mrs. Joseph C. Lehman 8039 Edgewater Avenue Baltimore, Maryland 21237

RE: Petition for Variance SW/C Potomac & Edgewater Avenues Case No. 81-102-A

Dear Mr. & Mrs. Lehman:

WINDAME - ACTION OF ZOTAG COMPANY SHOWS

This is to advise you that \$44.50 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Zoning Commissioner

WEH:sj

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t of a	· 人名英格兰 (1987年) · · · · · · · · · · · · · · · · · · ·	,
	Alexander (See	

ZONING: Petition for Variance for sile street setback LOCATION: Southwest corner of Potomac and Edgewater Avenues DATE & TIME: Tuesday, November 25, 1980 at 9:45 A.M. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Thition for Variance to permit a side street setback of 11 foot in lieu of the required 25 feet The Zoning Regulation to be excepter as follows: Section 1802.3.C.1—side street setbacks All that parcel of land in the Fifteenth District of Baltimore County Being known as the southwest corner of Potomac and Edgewater Avenues, as recorded in the land records of Balto. Co. in plat 3 fotion 1118, plat of Chesaco Park, Plan C, lots 324 and 325. Otherwise known as 201 Potomac Avenue, R's the 18th Election District. Being the property of Joseph C. Lehman, et ux, as shown on plat, plan filed with the Zoning Department Hearing Date: Tuesday, November 25, 1980 at 9:45 A.M. Public Hearing: Room 106) County Office Building, 111 W. Chesapeaks Avenue, Towson, Maryland By Order Of WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County Nov. 6.	TOWSON, MD., Tovember 6											
PETITION	MA	PPI	NG	PRC	GRE	SS	SHEE	T				
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Petition number added to outline												
Denied												
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Reviewed by: uen					ed Pla		or des	cripti	on	_Yes	And the second s	

Map # 4B

For Variance **Oge Essex Times** 15th District Zoning: Petition for Va-riance for side street Location: Southwest corner of Potomac and Edgewater avenues
Date & Time: Tuesday, This is to Certify, That the annexed November 25, 1980 at 9:45 A.M.
Public Hearing: Room
106, County Office
Building, 111 W.
Chesapeake avenue.
Towson Marriand Towson, Maryland.

The Zoning
Commissioner of Baltimore
County, by authority of the
Zoning Act and
Regulations of Baltimore was inserted in Oge Essex Times, a newspaper printed and published in Baltimore County, once in County, will hold a public hearing:
Petition for Variance to permit a side street setback of 11 feet in lieu of ___ successive the required 25 feet.
The Zoning Regulation to be excepted as follows:
Section 1B02.3.C.1 - side street setbacks All that parcel of land in the Fifteenth District of Baltimore County Being known as the southwest corner of Potomac and Edgewater averues, as recorded in the land records of Balto, Co. in plat 3 folio 111B, plat of Chesaco Pari, plan C, lots 324 and 325. Otherwise known as 201 Potomac avenue. Its the 15th avenue. Its the 1fth Election District. Being the property of Joseph C. Lehman, et ux, as shown on plat plan filed Department.
Hearing Date:
Tuesdoy, Nev. 25, 1980
AT 9-45 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake avenue, Towson Maryland Towson, Maryland. BY ORDER OF William E. Liammon

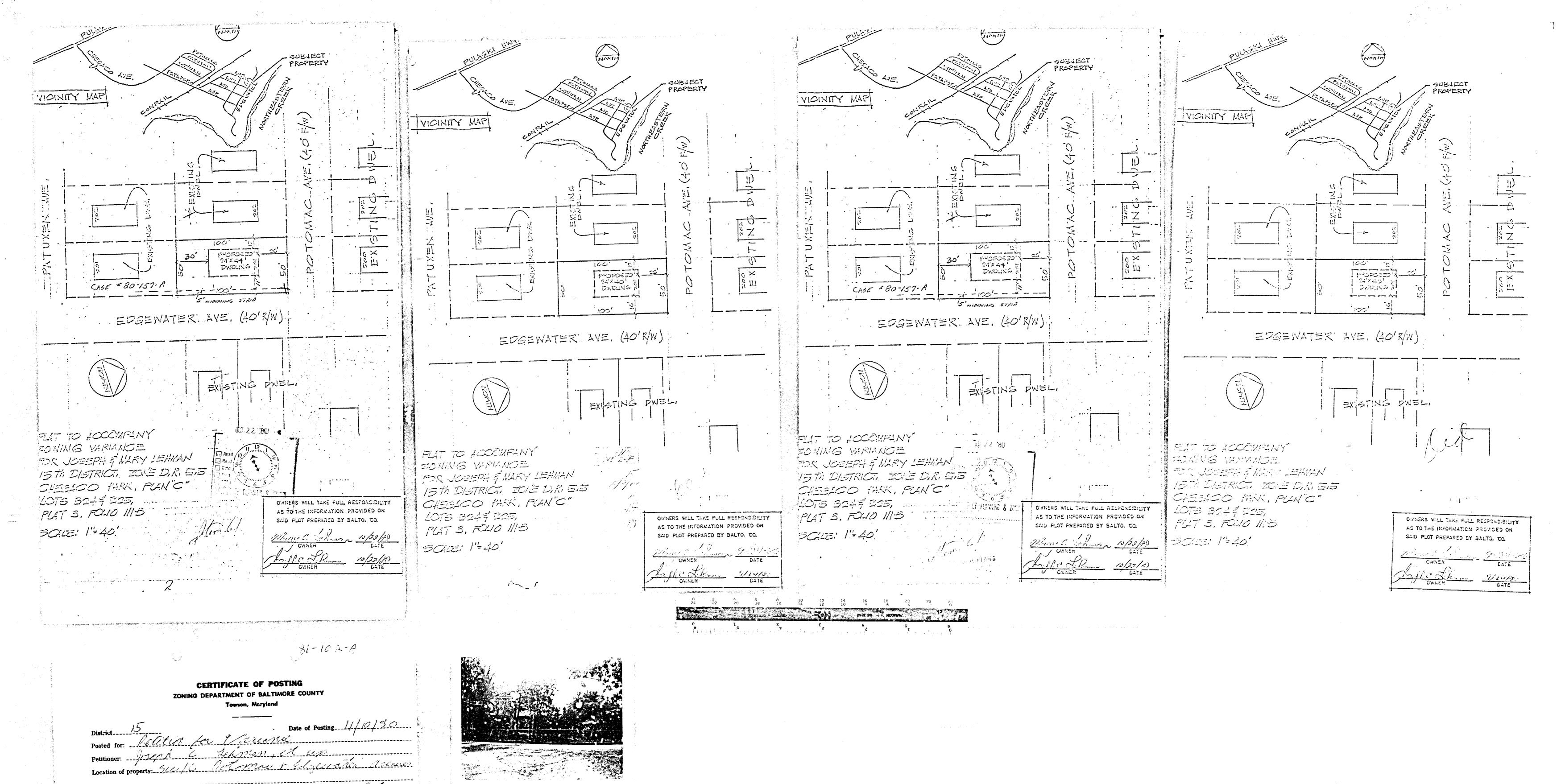
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09352

Item # 61

PETITION FOR VARIANCE



Number of Signs:

The state that the single states for the property of the states of the s